

PROPERTY LOCATION

| | | |
|--------|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 24 -26 | | SURRY RD, ARLINGTON |

OWNERSHIP

| | |
|-----------|--------------------------------|
| Owner 1: | REISSIS CONSTANTINE A& JULIE A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 9 LONGMEADOW RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

PREVIOUS OWNER

| | |
|-----------|-----------------------------|
| Owner 1: | MCGINLEY JANET - |
| Owner 2: | STERNER ROBERT & PATRICIA - |
| Street 1: | 24-26 SURRY ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

NARRATIVE DESCRIPTION

This parcel contains 5,040 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2975 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5040 | | Sq. Ft. | Site | | 0 | 70. | 1.13 | 8 | | | | | | | | | 399,839 | | | | | | 399,800 | |

| | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.11570 | Total SF/SM: | 5040 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 399,839 | Spl Credit | | Total: | 399,800 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 104 | 5040.000 | 633,600 | 4,900 | 399,800 | 1,038,300 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.116 | 633,600 | 4,900 | 399,800 | 1,038,300 |
| Total Parcel | 0.116 | 633,600 | 4,900 | 399,800 | 1,038,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 349.07 | /Parcel: | 349.0 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 633,600 | 4900 | 5,040. | 399,800 | 1,038,300 | 1,038,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 462,500 | 4900 | 5,040. | 399,800 | 867,200 | 867,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 462,500 | 4900 | 5,040. | 354,100 | 821,500 | 821,500 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 377,000 | 4900 | 5,040. | 297,000 | 678,900 | 678,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 377,000 | 4900 | 5,040. | 297,000 | 678,900 | 678,900 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 330,900 | 4900 | 5,040. | 257,000 | 592,800 | 592,800 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 330,900 | 4900 | 5,040. | 248,500 | 584,300 | 584,300 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 360,000 | 4900 | 5,040. | 236,500 | 601,400 | 601,400 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| MCGINLEY JANET, | 68425-263 | | 11/17/2016 | | 965,000 | No | No | | |
| DUFFY GREGORY P | 55294-71 | | 9/1/2010 | | 632,500 | No | No | | |
| | 18532-300 | | 9/10/1987 | | 260,000 | No | No | Y | |
| | | | | | | | | | |
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BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|-------------------|
| 1/21/2015 | 80 | Redo Kit | 18,500 | | | | | Renovate existing |
| 7/23/2010 | 871 | Add Bath | 9,000 | | | | | 3RD FLR BATH |
| | | | | | | | | |
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ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------------------------|-----|---------|
| 5/19/2015 | Permit Insp | PC | PHIL C |
| 3/6/2013 | Meas/Inspect | JBS | JOHN S |
| 12/31/2008 | Measured | 372 | PATRIOT |
| 3/18/2000 | Inspected | 197 | PATRIOT |
| 12/21/1999 | Mailer Sent | | |
| 12/3/1999 | Measured | 270 | PATRIOT |
| 2/1/1989 | | PM | Peter M |
| | | | |
| | | | |
| Sign: | VERIFICATION OF VISIT NOT DATA | | |



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 109028 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

!12755!

PRINT

| Date | Time |
|----------|----------|
| 12/11/20 | 02:48:34 |

LAST REV

| Date | Time |
|----------|----------|
| 07/31/17 | 11:45:21 |
| ekelly | |
| 12755 | |

